



Thomas E. Dugan, Chair

CALVERT COUNTY HISTORIC DISTRICT COMMISSION

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Board of Commissioners

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Calvert County Historic District Commission

Summary of Actions

February 13, 2019

MEMBERS PRESENT: Thomas Dugan, Chairperson
William Bass, Vice Chair
Timothy Davis
Robert Evans
Cynthia Fehr
Michael Kent

MEMBERS ABSENT: Scott Montgomery, Secretary

STAFF PRESENT: Kirsti Uunila (until 5:00 p.m.)
Felicia Harrod

GUEST: Margaret Dowell

1. **Meeting Called To Order:** Mr. Dugan called the regular HDC meeting to order at 4:31 p.m. in the Planning & Zoning Conference Room, Suite 300 in the Calvert County Services Plaza, Prince Frederick, Maryland under the authority of Chapter 57 of the Calvert County Code and the Land Use Article of the Maryland State Code. He indicated that all members are qualified and resumes are on file with the county. He announced his name and position on the board. The attending HDC members and staff announced their names and positions.
2. **Review and Action on the January 9, 2019 Meeting Minutes:**
 - A. **January 9, 2019 Minutes:** The HDC reviewed the Minutes of the January 9, 2019 Meeting. Mr. Bass **MOVED** that the HDC **APPROVE** the January 9, 2019 Minutes as written. Mr. Davis **SECONDED** the **MOTION**. The **MOTION** passed unanimously.
3. **HAWP & Historic District Review Updates:**
 - A. **Cedar Hill – HAWP 2019-01 Permit Application – CT-35/HD 92-01) – Tom Wolfrum:** **Tom Wolfrum**, property owner, has applied to the Historic District Commission a Historic Area Work Permit Application to repair the tobacco barn within the Cedar Hill Historic District.

February 13, 2019 – First Presentation to the HDC:

HD 2019-01: Tom Wolfrum, property owner, has applied to the Historic District Commission for a Historic Area Work Permit for repair of the tobacco barn within the Cedar Hill Historic District.

The subject property is located at 455 Barstow Road in Prince Frederick, Maryland, is shown on the Tax Assessor's Map 23 as Parcel 131 and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 1992 under case number HD 92-1

Mr. Davis **MOVED** that the Historic District Commission makes the following findings of fact and conclusions pursuant to Article IV., Sections 57-14 of the Calvert County Code, Chapter 57, Historic Districts, the *Secretary of the Interior's Standards for Rehabilitation* #1 and #6 in the Calvert County, Maryland Historic District Design Guidelines, and based upon testimony and exhibits, that proposed;

That the applicant has demonstrated, through testimony and exhibits, that proposed repair and replacement of timber framing and siding of tobacco barn, and replacement of doors on the tobacco barn be **APPROVED** with the Cedar Hill Historic District for the following reasons:

The HAWP application is in accordance with Chapter 57 of the County Code, *Secretary of Interior's Design Guidelines Standards for Rehabilitation*, specifically standard #1 and #6:

- **Standard #1:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- **Standard #6:** Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Mr. Bass **SECONDED** the Motion. The Motion passed by a unanimous vote.

- B. Cedar Hill – TC 2019-01 Preliminary Tax Credit Application – (CT-35/HD 92-01) – Tom Wolfrum:** The applicant, Tom Wolfrum, submitted to the Historic District Commission a Preliminary Tax Credit Application for the repair of the tobacco barn within the Cedar Hill Historic District as discussed in Item #3.A. above.

February 13, 2019 – Second Presentation to the HDC:

Preliminary Tax Credit 2019-01: Tom Wolfrum has applied to the Historic District Commission for a Historic Preservation Preliminary Tax Credit Application for HDC review to replace and repair the tobacco barn, within the Cedar Hill Historic District.

The subject property is located at 455 Barstow Road in Prince Frederick, Maryland, is shown on the Tax Assessor's Map 23 as Parcel 131 and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 1992 under case number HD 92-1

Mr. Bass **MOVED** that the Historic District Commission **APPROVE** the Preliminary Historic Preservation Tax Credit Application TC 2019-01 submitted by Tom Wolfrum for work being performed to the tobacco barn at Cedar Hill Historic District (CT-35/HD 92-01). The HDC's justification for the Approval of the Preliminary Tax Credit Application is based on the criteria of the Calvert County Code for Historic Preservation Tax Credits. The following items shall be eligible for the tax credit pursuant to Article I of Chapter 136 Taxation, specifically:

- **136-3.A. – Restoration items subject to approval; acceptable expenditures**
 - (1) Any external work, such as windows and doors, performed to restore the structure to its historic appearance.
 - (2) Repair and replacement to structural members (external and internal).

Mr. Davis **SECONDED** the Motion. The Motion passed by a unanimous vote.

- C. Little Place/Dowell Farm – HD 2019-01 Historic District Permit Application – (CT-1365/HD 2004-01) – Margaret Dowell:** The applicant, Margaret Dowell, owner of the proposed Little Place/Dowell Farm, has applied to designate the property, known as the Dowell Farm, located on Solomons Island Road in Sunderland as a Historic District in order to

preserve the farm and dwellings as part of the history of her family and the community. The current Dowell farm was a portion of a tract of land known as Lingen's Purchase, acquired by Philip Dowell (b. 1681) in 1722. There is record of tobacco cultivation on the farm as early as the 1830's until 1992. The original part of the house dates back to the 1830's as does a barn and a schoolhouse (1820-1920) located on the property. The intact fields, house and outbuildings are significant in that they represent the life of "middling" Calvert County tobacco farmers of the 19th and 20th centuries.

January 13, 2019 – First Presentation to the HDC:

HD 2019-01: Margaret McDowell has submitted an application to designate the Little Place/Dowell Farm Property and structures as a Calvert County Historic District. The subject property is located at 6450 N Solomons Island Road, in Sunderland, Maryland, is shown on the Tax Assessor's Map identified as Parcel 19, on Tax Map 11, is zoned Rural Community District, and the portion to be designated consists of ± **52.51** acres, the portion of Little Place that Ms. Dowell owns.

Mr. Bass **MOVED** that the Historic District Commission **RECOMMEND** to the BOCC Approval of the application for Historic District Designation of the entire parcel located at 6450 N Solomons Island Road containing the main farm house, chicken house, barn and schoolhouse for Historic District Case 2019-01 known as the Little Place/Dowell House submitted by applicant, Margaret Dowell. The HDC recommend approval based on the criteria of Chapter 57, Article III of the County Code, specifically:

- **57-8.A.1.a** – Has significant character, interest or value as part of the development, heritage, or cultural characteristics of the county, state or nation.
- **57-8.A.1.d** – Exemplifies the cultural, economic, social, political or historic heritage of the county and its communities.
- **57-8.A.2** – Architectural and design significance. The historic resource:
- **57-8.A.2.a** – Embodies the distinctive characteristics of a type, period, style or method of construction.
- **57-8.A.2.e** – Represents an established and familiar visual feature of the county, due to its singular physical characteristics or landscape.

Mr. Davis **SECONDED** the Motion. The Motion passed by a unanimous vote.

Mr. Davis **AMENDED** the Motion by further adding;

- **57-8.C** – Should an Historic District no longer meet the above criteria and the specific criteria for which it was originally designated, the Historic District designation may be removed by legislative action of the County Board of Commissioners after receipt of a recommendation from the Historic District Commission.
- The total area of designation shown on the application is 52.51 acres. This is critical with the designation of the property as the various buildings and placement on the property, and their use over the past 200 years for farming, of which the owner before the HDC today, Margaret Dowell, is of the same family that has owned the property for more than 200 years. The long occupancy by the same family adds to the significance of the property, recognized in its designation for Historic District.

Mr. Dugan **SECONDED** the Amendment. The Amendment passed by unanimous vote.

Mr. Kent **AMENDED** the first Amendment by further adding;

- **57-8.A.1.c** – Is identified with a person or a group of persons who influenced society.
- Research has shown that it is very important to the black community, as Rev. Nathaniel Carroll, worked there to make money to move himself and his family

to Baltimore, where he was a leader in historically African American Methodist Episcopal churches, and where he established the first senior facility located in Baltimore, MD.

Mr. Bass **SECONDED** the second Amendment. The Amendment passed by a unanimous vote.

- D. Kin Deesa (a.k.a. Peter Cabin) – TC 2018-07 Final Tax Credit Application – (CT-1365/HD 2004-01) – Susan Cole:** The applicant, Susan Cole, submitted a TC Final Tax Credit Application for the replacement of the roof at the Kin Deesa (a.k.a. Peter Cabin) Historic District.

February 13, 2019 – First Presentation to the HDC:

Final Tax Credit 2018-07: Susan Cole has applied to the Historic District Commission for a Historic Preservation Final Tax Credit Application for HDC review of roof repair/replacement at the Kin Deesa Historic District.

The subject property, owned by Susan Cole, is located at 3010 Amaranth Road, in Port Republic, Maryland, is shown on the Tax Assessor's Map 28A as Lot 644 and part of 642, and is zoned as Historic District Overlay. The Property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 2004 under case number HD 2004-01.

Mr. Bass **MOVED** that the Historic District Commission **RECOMMEND** to the BOCC approval of the Historic Preservation Final Tax Credit Permit application 2018-07 for the Kin Deesa (a.k.a. Peter Cabin) Historic District submitted by Susan Cole. The cost of work totaled \$600.00. The Tax Credit is 25% of that figure, in the amount of \$150. The applicant has submitted an image of the check in the amount of \$600 to the contractor. Therefore, the Historic District Commission based the approval with the condition that the applicant provides an image of the back of the check to the HDC. The HDC's justification for the recommended approval is based upon the applicant's documentation of the payments to the contractor in four (4) checks, in addition to the photographs of the completed work showing very high level of workmanship on the completed job.

Ms. Fehr **SECONDED** the Motion. The Motion passed by a unanimous vote.

4. **Review of Proposed Development Projects: None to Report**
5. **Training Minute: None to Report**
6. **Old Business – Items for Action/Discussion:**
 - A. **Condition of Structures within Calvert County Historic Districts:** Staff will prepare letters for distribution to HD property owners
 - B. **Cemetery Protection Ordinance: None to Report**
 - C. **Historic Rural Roads: None to Report**
 - D. **CLG FY 2017: None to Report**
 - E. **CLG FY 2018 Grant: None to Report**
 - F. **CLG Underrepresented Community Grant: None to Report**
 - G. **BOCC and HDC Report:** Staff announced that the BOCC approved the Historic Preservation Final Tax Credit of 2018-04 the Cedar Hill Historic District.
7. **New Business – Items for Action/Discussion: None to Report**
8. **Updates on On-Going Projects: None to Report**
9. **Staff Report: None to Report**

10. **Reports:**

A. **Chairman's Report:** Mr. Dugan announced that he has not retired from his full-time position as he'd previously indicated he would.

B. **Secretary's Report:** None to Report

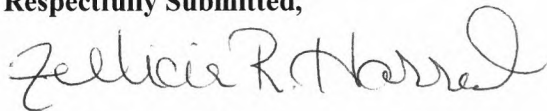
11. **Members' Matters:**

Mr. Evans – Announced his employment with McNelis Group. He also updated Members on the status of the Locust Inn property, which was once designated as a Historic District, and is still vacant land.

12. **Public Comment:** None to Report

13. **Adjourn:** Mr. Davis **MOVED** to adjourn the meeting at 6:07 pm. Mr. Bass **SECONDED** the **MOTION**. The HDC **VOTED** to adjourn the meeting by a unanimous vote.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Felicia R. Harrod".

Felicia R. Harrod

HDC Administrative Aide

